



Talbot County Planning Commission Revised Agenda

Thursday, December 7, 2017 at 9:00 a.m.

Bradley Meeting Room, Talbot County Courthouse
11 N. Washington Street, Easton, Maryland

1. Call To Order

2. Decision Summary Approval for:

- a. November 1, 2017

3. Old Business

- a. Closed Session

4. New Business

- a. **Applicant:** Gary & Mariann Radziewicz
File No.: A-240
Agent: Elizabeth Fink, Fink, Whitten & Associates, LLC
Request: Administrative Variance—1) change in roofline of existing 1.5 story dwelling with Addition of 6 new dormers; 2) protective roof over existing rear deck (same footprint)

Location: 26362 Westerly Road, Easton, MD 21601
Zoning: Map 41, Grid 14, Parcel 3; Zone: Rural Conservation
- b. **Applicant:** Safe Harbour Homes
File No.: SP586
Agent: Chris Waters, Davis Bowen & Friedel, Inc.
Request: (1) Major Site Plan—demolish existing residence and shed and establish a commercial modular home with handicap accessible features on the 1st floor and a single family residence on the 2nd floor
(2) Waivers:
 - (a) Gateway
 - (b) Off-street parking
 - (c) Sidewalks and sidewalk easement
 - (d) Landscaping
Location: 947 Talbot Street, St. Michaels, MD 21663
Zoning: Map 201, Parcel 1305; Zone: Gateway Overlay District
- c. **Applicant:** Department of Planning and Zoning
Request: Talbot County Code NextStep190 – Module 3 – Public Hearing
- d. **Applicant:** Talbot County, Maryland
Agent: Miguel Salinas
Request: Recommendation to County Council—MXW Zoning—5 Year Hold
- e. **Applicant:** Talbot County, Maryland
Agent: Ray Clarke
Request: Recommendation to County Council—Tentative Amendments to Resolution 250

5. Discussion Items

- a. RDC Harbourtowne Temporary Use Certificate

6. Staff Matters

7. Work Sessions

- a. NextStep190 – Modules 1, 2 and 3
- b. Draft Village Zoning Maps

8. Commission Matters

9. Adjournment

November 29, 2017